

## **FACTSHEET**

**TITLE:** **CHANGE OF ZONE NO. 04035**, from R-4 Residential District to O-3 Office Park District, requested by Brian D. Carstens and Associates on behalf of Madonna Rehabilitation Hospital, on property generally located at South 56<sup>th</sup> Street and Pine Lake Road.

**STAFF RECOMMENDATION:** Approval

**ASSOCIATED REQUEST:** Special Permit No. 1713C, amendment to Aspen 3<sup>rd</sup> Addition Community Unit Plan (04R-193); Use Permit No. 04001 (04R-194); and Street Vacation No. 04005 (04-152).

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 05/26/04  
Administrative Action: 05/26/04

**RECOMMENDATION:** Approval (7-0: Marvin, Krieser, Carlson, Larson, Sunderman, Pearson and Carroll voting 'yes'; Bills-Strand declaring a conflict of interest; Taylor absent).

### **FINDINGS OF FACT:**

1. This change of zone request and the associated Special Permit No. 1713C, Use Permit No. 04001, Special Permit No. 04026 and Street Vacation No. 04005 were heard at the same time before the Planning Commission.
2. This change of zone request eliminates 140 multiple family dwelling units, replaced with 45,000 sq. ft. of office/medical space and a 65,000 sq. ft. club/fitness center.
3. The staff recommendation to approve this change of zone request is based upon the "Analysis" as set forth on p.4-6, concluding that, with conditions on the associated permits, the proposal is in conformance with the Comprehensive Plan and the zoning and subdivision ordinances.
4. The applicant had requested a waiver of tangent length at the intersection of Norris Lane and Allen Road on the associated permits and the staff had recommended denial; however, the applicant indicates that they are no longer requesting this waiver.
5. The applicant's testimony is found on p.7-8, including proposed amendments to the conditions of approval on the associated permits.
6. Testimony in support is found on p.8, and the record consists of two e-mail communications in support (p.15-16). The neighborhood is more supportive of this proposal than the previous proposal for speculative office use, which is on the City Council's pending list.
7. There was no testimony in opposition.
8. On May 26, 2004, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend approval (Bills-Strand declaring a conflict of interest and Taylor absent).

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** July 26, 2004

**REVIEWED BY:** \_\_\_\_\_

**DATE:** July 26, 2004

**REFERENCE NUMBER:** FS\CC\2004\CZ.04035

# LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 26, 2004 PLANNING COMMISSION MEETING

\*\*As Revised by Planning Commission: 05/26/04\*\*

**P.A.S.:** **Change of Zone #04035**  
Use Permit #04001  
Special Permit #04026 (**\*\*\*Final Action by Planning Commission, PC-00870\*\***)

**PROPOSAL:** Change the zoning from R-4, Residential to O-3, Office Park; Use Permit for 45,000 square feet of medical/office buildings and a special permit for a 65,000 square feet club/fitness center.

**LOCATION:** S. 56<sup>th</sup> St. and Pine Lake Rd.

**WAIVER REQUEST:** ~~Tangent length at the intersection of Norris Lane and Allen Road.~~  
(**\*\*Applicant is no longer requesting this waiver: 5/26/04\*\***)

**LAND AREA:** Use Permit, Special Permit and Change of Zone is 7.6 acres, more or less

**CONCLUSION:** with conditions the proposal is in conformance with the Comprehensive Plan, Zoning and Subdivision Ordinances. The waiver is not justified.

## **RECOMMENDATION:**

### **Change of Zone**

Use Permit

Special Permit

**Approval**

Conditional Approval

Approval

### **WAIVER**

~~Tangent length at the intersection of Norris Lane and Allen Road~~ Denial

## **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** A portion of Outlot E, Block 4, Aspen 5<sup>th</sup> Addition, a portion of Outlot A, Aspen 10<sup>th</sup> Addition, the future vacated right-of-way of Allen Road and a portion of Allen Road right-of-way located in the NE 1/4 of Section 20, Township 9 North, Range 7 East, Lancaster County, Nebraska.

**EXISTING ZONING:** R-4 Residential

**EXISTING LAND USE:** Undeveloped

## **SURROUNDING LAND USE AND ZONING:**

North:	R-3 Residential	Single -family across Pine Lake Rd.
South:	R-4 Residential	Undeveloped
East:	B-2 Business	Undeveloped
West:	R-3 Residential	Single -family and attached two-family residential
	R-4 Residential	Undeveloped

## **ASSOCIATED APPLICATIONS:**

Special Permit #1713C  
Street & Alley Vacation #04005

## **HISTORY:**

- Dec 10, 2003** Change of Zone #3429, Special Permit #1713B and Use Permit #155 were recommended for approval to City Council at Planning Commission. These projects are on pending at City Council.
- July 8, 2002** Use Permit 141, Thompson Creek, located southeast of S. 56<sup>th</sup> St. & Pine Lake Rd., to construct 76,000 s.f. of office space was approved by City Council.
- April 17, 2000** Special Permit 1713A, Aspen 3<sup>rd</sup> Addition CUP to adjust the front yard setback was approved by City Council.
- June 22, 1998** Use Permit 112 to construct a 30,000 s.f. office building at northwest corner of S. 56<sup>th</sup> St. & Pine Lake Rd. was approved by City Council.
- March 2, 1998** Special Permit 1713, Aspen 3<sup>rd</sup> Addition CUP for 382 dwelling units; Change of Zone 3098 for R-3 to R-4 and Preliminary Plat 97031, Aspen 3<sup>rd</sup> Addition was approved by City Council.
- June 16, 1997** Change of Zone 3037 for AG & R-3 to B-2 and O-3; Use Permit 97 for 100,000 s.f. of commercial use and Preliminary Plat 96027, Aspen 2<sup>nd</sup> Addition for 7 commercial lots and two outlots was approved by City Council.

## **COMPREHENSIVE PLAN SPECIFICATIONS:**

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods." (F-17)

"Interconnected networks of streets, trails, and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents." (F-18)

The land use plan for Lincoln and Lancaster County contains several general categories of land use types that are listed below. The maps displaying the land use plan are but one aspect of the Comprehensive Plan. The entire Comprehensive Plan should be referenced and considered when viewing the land use plan maps and for judging the appropriateness of the land uses they may display. (F-22)

The Land Use Plan identifies this area as urban residential. (F-25)

The land use plan displays the generalized location of each land use. It is not intended to be used to determine the exact boundaries of each designation. (F-27)

Based on the projected sector-by-sector employment growth rates, the Plan identifies the demand for approximately 21.5 million square feet of new space for retail, office and service uses over the next twenty five years. In general this is split between three major activity categories: retail uses near 7.37 million square feet; office uses at about 6.35 million square feet; and service uses approaching 7.75 million square feet. (F-37)

**UTILITIES:** Utilities are available to serve this development.

**TRAFFIC ANALYSIS:**

Pine Lake Rd. is classified as a minor arterial.

S. 56<sup>th</sup> St. is classified as a principal arterial.

Pine Lake Rd. from S. 40<sup>th</sup> St. to Nebraska Hwy 2 is identified in the 2025 Comprehensive Plan as a committed projects for 4 lanes + turn lanes. S. 56<sup>th</sup> St. from Pine Lake Rd. to Yankee Hill Rd. is identified in the 2025 Comprehensive Plan as a proposed project for 4 lanes + turn lanes.

**PUBLIC SERVICE:** The nearest fire station is located at S. 48<sup>th</sup> St. & Claire St. The nearest elementary school is Cavett Elementary located at 7701 S. 36<sup>th</sup> St.

**ANALYSIS:**

1. This application request is to change the zone from R-4 residential to O-3 office; a use permit for 45,000 square feet of office/medical space, and a special permit for a 65,000 square feet club/fitness center. The office space and the club are to be located in one-two story building. The special permit is within the boundary of the Use Permit.
2. The area within the change of zone would eliminate 140 multiple family units and replace it with office buildings and a club. This proposed development generally is in conformance with the 2025 Comprehensive Plan. However it departs from the Plan by eliminating the potential for apartments to be part of the mix of housing in this area. Amendments have been approved in the past two years or are pending that would eliminate sites for over 2000 apartment units. It is understandable that developers do not want to hold on to land for this purpose when there is little demand. However, it will have a cumulative effect on our goals for density and housing mix in the city.
3. The proposed club/fitness center will be operated by Madonna Rehabilitation Hospital, a non-profit organization. Madonna will provide exercise, therapy, education, nutrition, counseling and sports enhancement training. In addition to persons receiving rehabilitation care, Madonna will also offer individual memberships to the Lincoln community. The preliminary plans for the club/fitness center identifies the following uses:

1. Recreation Areas

gymnasium  
two racquetball courts  
cardio/fitness equipment  
weight room  
running track

2. Aquatic Center

lap pool/therapy pool 75'L x four 7' lanes  
heated therapy pool 20' x 20'  
whirlpool  
sauna  
mens/women locker rooms  
family changing area

3. Community/Commons Area

reception  
lounge  
daycare

4. Administrative Area

office  
employee restroom  
break room

5. Instructional Areas

classrooms  
exercise rooms  
therapy rooms

4. By Special Permit clubs are allowed in residential districts. Clubs are defined by the Zoning Ordinance in Section 27.03.160 as follows:

“A building or facility owned or operated by persons associated for a social, educational, or recreational purpose, not operated primarily for profit nor to render a service which is customarily carried on as a business, and which is generally restricted to members and their guests using the facility for the purpose for which they have associated; this shall not include a church building, or the occasional accessory use of a private residence as a meeting place.”

5. Section 27.63.200 (b) requires that clubs with more than twenty parking spaces are required to be located on major streets. This facility will have more than twenty spaces and is located on Pine Lake Street which is considered a major arterial street.
6. The site plan identifies 334 parking stalls. The parking requirement for medical office is one space per 225 square feet. The proposed medical office building is 45,000 square feet; this would require 200 parking stalls.

Section 27.63.200 ©) requires that clubs conform with the parking regulations and that additional parking regulations and buffering may be imposed. The parking regulations do not specifically address this type of recreational club. The applicant estimated required parking based on the various types of use. Based on the uses outlined in number 3 above, 210 stalls would be needed.

A total of 410 parking stalls are required based on the size of the medical office building and the uses of the club/fitness center. An additional 76 parking stalls must be identified on the site plan to provide 410 parking stalls. Section 27.27.080 (h) of the Zoning Ordinance states; Upon request of the applicant. the City Council may, after report and recommendation of the Planning Commission, may amend the required parking spaces.

7. In the parking analysis attached, the applicant states the uses shall have non-concurrent parking demands in accordance with Section 27.67.040(f2) of the zoning ordinance. The Planning Department and Building & Safety Department do not agree with the applicant that these uses are non-concurrent. Persons using the medical office building will also be using the fitness center for physical rehabilitation. In addition to patients, the general membership will also be using the fitness center at the same time. Excessive parking is a waste of resources and creates more storm water runoff, but the applicant should provide additional justification to support the reduced parking demands.
8. This application is in association with Special Permit #1713C and Street Vacation #04005.

Prepared by:

Tom Cajka  
441-5662, [tcajka@ci.lincoln.ne.us](mailto:tcajka@ci.lincoln.ne.us)  
Planner

**DATE:** May 12, 2004

**APPLICANT:** Madonna Rehabilitation Hospital  
5401 South St.  
Lincoln, NE 68506  
(402) 489-7102

**OWNER:** Aspen  
4750 Normal Blvd. Suite 3  
Lincoln, NE 68506  
(402) 323-8200

**CONTACT:** Brian D. Carstens & Associates  
603 Old Cheney Rd. Suite C  
Lincoln, NE 68512  
(402) 434-2424

**CHANGE OF ZONE NO. 04035;  
USE PERMIT NO. 04001;  
SPECIAL PERMIT NO. 04026;  
SPECIAL PERMIT NO. 1713C, AN AMENDMENT  
TO THE ASPEN 3RD ADDITION COMMUNITY UNIT PLAN;  
and  
STREET & ALLEY VACATION NO. 04005**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

May 26, 2004

Members present: Marvin, Krieser, Carlson, Larson, Sunderman, Pearson and Carroll; Bills-Strand declaring a conflict of interest; Taylor absent.

Staff recommendation: Approval of the change of zone; conditional approval of the use permit, special permit and community unit plan; and a finding of conformance with the Comprehensive Plan on the street vacation.

Ex Parte Communications: None.

Tom Cajka of Planning staff submitted a letter from Jan and Bill Norris in support.

Proponents

**1. Tom Huston** appeared on behalf the applicant, **Madonna Rehabilitation Hospital**. Madonna has been looking for a site for its proactive health and fitness facility. It is a health plaza with a combination of uses. This health plaza would bring together multiple disciplines and services in one structure to enable Madonna to further its mission. Madonna has been a leader in rehabilitation health services.

Huston submitted proposed amendments to the conditions of approval on the use permit, community unit plan and special permit. The neighbors requested that Madonna delete one of the connections from the roundabout to the east. That connection has been eliminated and Public Works is in agreement. The applicant is proposing to add some landscape berming area west of Norris Lane on the west side of the structure.

The third amendment deals with the parking. This was the toughest issue in dealing with this project because of the combination of uses. The site plan reflects 334 parking stalls based upon Madonna's projection of the nonconcurrent parking demands for this facility. 200 parking spaces will be required for the medical office portion. There is no exact formula when it comes to the health club, and it is a tough analysis. The staff did refer back to the analysis done for the YMCA at Densmore Park, and that parking lot was overbuilt and has created an unnecessary amount of runoff. Madonna is confident in its accurate depiction of the nonconcurrent parking demand. There is sufficient room to add 76 stalls if determined to be necessary at some point and the applicant

does not object that the site plan be amended to reflect where those 76 stalls would be located. If Madonna determines, or it is determined through a complaint process, that there is parking on the streets, Madonna will build the additional parking stalls.

Pearson asked to see the location on the site plan where the additional parking stalls would be located.

Carroll inquired as to the trigger mechanism for that additional parking. Huston stated that the nonconcurrent parking provision under the parking section of the zoning ordinance does not have a good trigger mechanism--it does not have a mechanism to measure the parking demand for this kind of facility, either. It would be either through city inspection or city enforcement. Typically it is a complaint process by the public. If there is a complaint, Huston would like the opportunity for Madonna to conduct a study of the peak time parking demands to determine the appropriate number of stalls to be constructed. The staff report indicates 410, which is just a best educated guess. Carroll suggested adding a condition that a parking study be done after one full year of operation. Huston hesitated to accept such a condition because if 334 is adequate, he is not sure they should be required to do a parking study. If we find out a year from now that we haven't built enough stalls, then they could conduct a study. It would be his concern to overbuild the parking lot from the outset. Carroll's concern is that they are budgeting construction dollars and they won't have the money to build the spaces if they are needed. Huston indicated that he would be receptive to adding some language to Condition #1.1.10 that the applicant would produce a parking study upon request of the city within 18 months.

Sunderman inquired whether the applicant is still requesting the waiver of the tangent length. Huston stated that that waiver request has been eliminated.

**2. Roger Ehlers**, 7226 Sugar Creek Circle, testified in support, if the proposed amendments submitted by the applicant are approved. The neighborhood and the developers have worked together and they solved two of their problems in about 5 minutes. It has been a real cooperative effort. There was a different proposal for this area a few months ago, and this is a much better proposal. It takes out all the apartments and leaves in the 10 units of housing. It is an attractive building. He has a little concern about the height of the building, but it will be a good sound buffer from Pine Lake Road. He is not sure the neighborhood would like the additional parking in the open area. The amendment to break off that road is important because one of the biggest concerns was traffic coming down into that area. That change will eliminate 95% of the traffic that could have come down into the residential area.

Marvin inquired whether Norris Lane will satisfy the west-bound traffic onto Pine Lake Road. Ehlers believes that it will. It will give the 10 new units an outlet. We were worried about the road from Stephanie Lane and with the break they won't be able to come down there.

There was no testimony in opposition.



## Staff questions

Pearson inquired whether they can build the additional parking in Block 5 which is shown as an outlot. Tom Cajka of Planning staff advised that they would not be able to build a parking lot there without a special permit for parking in residential zoning or a change of zone to O-3. Cajka believes that the additional parking would be on the outlot. There is no room for additional parking next to the office building.

Carroll asked whether staff would be acceptable to requiring a parking study in 18 months. Cajka agreed; however, the applicant could do something as simple as checking the parking during peak times.

Marvin inquired about Outlot B. Cajka advised that Outlot B is open space for a buffer between the existing townhomes and the new facility.

### **CHANGE OF ZONE NO. 04035**

#### **ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

May 26, 2004

Marvin moved approval, seconded by Pearson and carried 7-0: Marvin, Krieser, Carlson, Larson, Sunderman, Pearson and Carroll voting 'yes'; Bills-Strand declaring a conflict of interest; Taylor absent. This is a recommendation to the City Council.

### **USE PERMIT NO. 04001**

#### **ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

May 26, 2004

Carroll moved to approve the staff recommendation of conditional approval, with the amendments requested by the applicant, and to add a condition that the applicant will conduct a parking study after 18 months of operation and provide it to the city, seconded by Marvin and carried 7-0: Marvin, Krieser, Carlson, Larson, Sunderman, Pearson and Carroll voting 'yes'; Bills-Strand declaring a conflict of interest; Taylor absent. This is a recommendation to the City Council.

### **SPECIAL PERMIT NO. 04026**

#### **ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

May 26, 2004

Carroll moved to approve the staff recommendation of conditional approval, with the amendment to Condition #3.3 requested by the applicant, seconded by Krieser and carried 7-0: Marvin, Krieser, Carlson, Larson, Sunderman, Pearson and Carroll voting 'yes'; Bills-Strand declaring a conflict of interest; Taylor absent. This is final action, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.

### **SPECIAL PERMIT NO. 1713C**

#### **ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

May 26, 2004

Carroll moved to approve the staff recommendation of conditional approval, with the amendments requested by the applicant, seconded by Krieser and carried 7-0: Marvin, Krieser, Carlson, Larson, Sunderman, Pearson and Carroll voting 'yes'; Bills-Strand declaring a conflict of interest; Taylor absent. This is a recommendation to the City Council.

**STREET & ALLEY VACATION NO. 04005**

**ADMINISTRATIVE ACTION BY PLANNING COMMISSION:**

May 26, 2004

Carroll moved a finding of conformance with the Comprehensive Plan, seconded by Krieser and carried 7-0: Marvin, Krieser, Carlson, Larson, Sunderman, Pearson and Carroll voting 'yes'; Bills-Strand declaring a conflict of interest; Taylor absent. This is a recommendation to the City Council.



**Change of Zone #04035**

2002 aerial

**Use Permit #04001**

**Special Permit #04026**

**Stephanie Ln & Pine Lake Rd.**

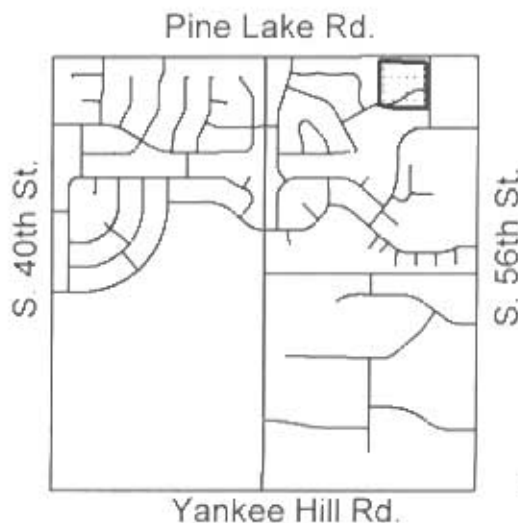
**Zoning:**

One Square Mile  
Sec. 20 T9N R7E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



Zoning Jurisdiction Lines  
City Line Jurisdiction



011



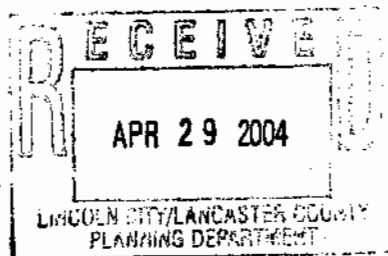
# BRIAN D. CARSTENS AND ASSOCIATES

LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN

601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

April 29, 2004

Mr. Marvin Krout, AICP  
Director of Planning  
City of Lincoln/ Lancaster County  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508



RE: ASPEN 3<sup>RD</sup> ADDITION- COMMUNITY UNIT PLAN/ SPECIAL PERMIT  
CHANGE OF ZONE FROM 'R-4' TO 'O-3'  
USE PERMIT/ SPECIAL PERMIT - MADONNA

Dear Marvin,

On behalf of Madonna Rehabilitation Hospital and William G. Krein and Aspen, we submit the following applications for your review.

As you are aware, Madonna has been looking for a site for a proposed 'wellness center' and associated medical office space for quite some time. This site at Stephanie Lane and Pine Lake Road has been selected.

We are proposing a 65,000 square foot 'wellness center' and 45,000 square feet of medical office space to be located in one- two story building. We are proposing 300 on site parking stalls. The Special Permit for a recreational facility will cover the 'wellness center' and the Use Permit will cover the medical office space.

We will be vacating the existing Allen Road right of way, from the West line of Stephanie Lane to east line of the proposed Norris Lane. The proposed Norris Lane will provide vehicular access from Pine Lake Road to the new round-a-bout at Allen Road then continues south to South 52<sup>nd</sup> Street/ Red Rock Lane.

We are proposing 10 single family lots on the west side of Norris Lane that back up to the existing commons area. The remaining portion of the site, Outlot C, Block 5 will remain 'R-4' for future residential/ residential special permitted uses by Madonna.

We are requesting a waiver to the Preliminary Plat procedures, as this is a C.U.P., Use Permit, and Special Permit that show the same level of detail. We are also requesting a waiver to the tangent length in Allen Road and Norris Lane as they approach the proposed round-a-bout.

Page 2

We feel this waiver is justified, as vehicles need to slow down to maneuver around the round-a-bout. This will aid to slow down vehicles traveling through this area.

We have been working with the Public Works Department and HWS to work out details for the Norris Lane/ Pine Lake Road intersection. We feel we have come to an agreement for the geometrics.

Outlot D will be an open space/ buffer from the existing townhomes to the west. Madonna has been looking at the possibility of deeding this outlot to the adjacent townhomes for their use.

We are anxious to move this project forward as soon as possible. Please feel free to contact me if you have any further questions or comments.

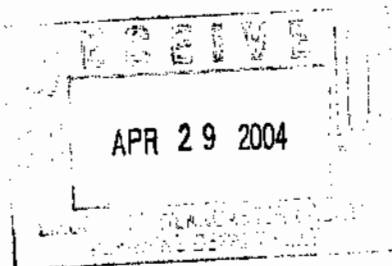
Sincerely,



Brian D. Carstens

cc: Dan Steinbach- Madonna  
Bill Krein  
Scott Sullivan

Enclosures: 24 copies of sheet 1 of 5  
8 copies of sheets 2 thru 5 of 5  
Applications for Change of Zone, Use Permit, Special Permit (2)  
Application Fees  
Petitions to vacate public right of way  
Certificate of Ownership  
8-1/2" x 11" reductions of the plans



**FAX COVER SHEET**

If you have difficulty with this transmission, please  
Call (402) 483-9803.

Date: 5/14/04

To: Tom Cajka

Company: City Planning

Fax Number: 441-6377

From: Kathy Short for Mike Fenello



**Madonna**  
Rehabilitation Hospital

Total number of pages,  
Including this page: 1

Our fax number is (402) 486-8285

Madonna Rehabilitation Hospital's ProActive Health and Fitness, a non-profit facility, will provide exercise, therapy, education, nutrition, counseling and sports enhancement training. Madonna professionals—including physical, occupational and nutritional therapists, exercise specialists, psychologists and physicians—will specifically design and coordinate a program for each individual. ProActive will be at the core of a comprehensive health plaza that will bring together multiple disciplines and complementary healthcare services under one roof, including a medical office building in which physician visits and therapies will take place at the same location.

Madonna wants to help the people of our community become more proactive to health, not just reactive to illness. Therefore, as an extension of Madonna's existing services and model of care, ProActive Health and Fitness will offer individual memberships to the Lincoln community.

5401 South St. \* Lincoln, NE 68506\* (402) 489-7102\* 1-800-675-5448

**CONFIDENTIALITY NOTICE**

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IN SUPPORT

ITEM NO. 3.5a,b,c,d,e:  
(p.175 - Public Hearing: 5/26/04)

~~CHANGE OF ZONE~~ 04035  
USE PERMIT 04001  
SPECIAL PERMIT 04026  
SPECIAL PERMIT 1713C  
STREET VACATION 04005

Thomas J Cajka  
05/26/2004 08:00 AM

To: Jean L Walker/Notes@Notes  
cc:  
Subject: Change of zone & Permits #4.5a,b,c,d,e

----- Forwarded by Thomas J Cajka/Notes on 05/26/2004 08:00 AM -----



"Jan and Bill Norris"  
<jnorris@inebraska.co  
m>  
05/25/2004 06:00 PM

To: <tcajka@ci.lincoln.ne.us>  
cc:  
Subject: Change of zone & Permits #4.5a,b,c,d,e

We support Madonna's request to change the zoning to O-3 on the area described in 3.5a; the Use permit No. 04001; the special permit No. 04026; the special permit No. 1713C and Permit No. 94995. The neighborhood will benefit by this type of facility. We also very much want the 10 single family dwellings in Special Permit No. 1713C. These homes will be next to the common area which is directly behind our house. These homes will complete the development nicely.

Thank you - Bill and Jan Norris

IN SUPPORT

ITEM NO. 3.5a,b,c: ~~CHANGE OF ZONE NO. 04035~~

d,e: USE PERMIT NO. 04001

SPECIAL PERMIT NO. 04026

SPECIAL PERMIT NO. 1713C

SAV. 04005



"Max Thielbar"

<mthielbar@neb.rr.com>  
m>

05/15/2004 05:15 PM

To: <plan@ci.lincoln.ne.us>

cc: (p.175 - Public Hearing -5/26/04)

Subject: Change of Zone No. 04035: Special Permit No. 1713C: Use Permit No. 04001: Street and Alley Vacation No. 04005

My wife and I are writing regarding the above items and wish to make the following comments,  
We live at 7252 Sugar Creek Circle which is just adjacent to the area where the above changes will occur.. We believe that this will be a great addition to the area and highly recommend that approval be given by the Planning Commission.

We know that Madonna will be a great neighbor and their presence will greatly enhance the neighborhood.

Sincerely,

Max E. and Doris E. Thielbar